

035.0

0001

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

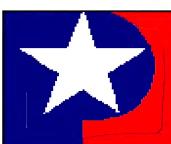
Total Card / Total Parcel

USE VALUE:

1,240,900 / 1,240,900

ASSESSED:

1,240,900 / 1,240,900


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
65		BROADWAY, ARLINGTON

Legal Description		User Acct
		24011
		GIS Ref
		GIS Ref
		Insp Date
		04/17/09

OWNERSHIP

Unit #:

Owner 1: 65 BROADWAY LLC	
Owner 2: C/O DAVID BURNS MANAGER	
Owner 3:	

Street 1: 405 WALTHAM STREET STE 401	
Street 2:	

Twn/City: LEXINGTON	
St/Prov: MA	Cntry
Postal: 02421	Own Occ: N

PREVIOUS OWNER	
Owner 1: ONEIL RICHARD -	
Owner 2: -	
Street 1: 58 CHANDLER STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .121 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1909, having primarily Aluminum Exterior and 3804 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R3 THREE FA	100	water		

o		Sewer	
n		Electri	

Census:	Exempt
Flood Haz:	

D		Topo	1	Level
s		Street		

t		Gas:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
ONEIL RICHARD,	1465-128	1/7/2015	Change>Sale
ONEIL RICHARD	1264-190	2/28/2003	Family
	942-78	1/1/1981	
			100,000 No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/22/2015	538	Alterati	18,000						6/29/2016	Sales Review	PT	Paul T
3/25/2015	738	Heat App	9,000					Install one warm a	5/19/2015	Permit Insp	PC	PHIL C
3/25/2015	737	Heat App	9,000						4/17/2009	Measured	372	PATRIOT
3/25/2015	736	Heat App	9,000					Install one warm a	2/28/2000	Mailer Sent		
1/13/2015	33	Manual	28,000					New kitchen, new w	2/24/2000	Measured	263	PATRIOT
1/13/2015	32	Manual	28,000					New kitchen, new w	11/1/1981		MM	Mary M
1/13/2015	31	Renovate	28,000					New kitchen, new w				

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5250	Sq. Ft.	Site			0	80.	0.99	1			Med. Tr	-10					415,800						415,800	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden	3	Rating: Very Good															
Sty Ht: 3 - 3 Story		A Bath:	Rating:														
(Liv) Units: 3	Total: 3	3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 3 - Aluminum		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 4 - Flat																	
Roof Cover: 4 - Tar & Gravel																	
Color: GRAY																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average				Kits: 3	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 3							
Year Blt: 1909	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
Alt LUC:	Alt %:			Fpl:	Rating:			Other									
Jurisdct: G16	Fact: .			WSFlue:	Rating:			Upper									
Const Mod:								Lvl 2									
Lump Sum Adj:								Lvl 1									
								Lower									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Total Units:				Interior:	3	5	2						
Sec Int Wall:	%			Floor:				Additions:									
Partition: T - Typical				% Own:				Kitchen:									
Prim Floors: 3 - Hardwood				Name:				Baths:									
Sec Floors:	%							Plumbing:									
Bsmnt Flr: 12 - Concrete								Electric:									
Subfloor:								Heating:									
Bsmnt Gar:								General:									
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 3																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.0-0001-0016.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:	Total Special Features:										Total:					